

# DOWNTOWN MINNEAPOLIS NEIGHBORHOOD ASSOCIATION

Minutes from the Board Meeting on Monday, June 20, 2016  
Hennepin County Library – Minneapolis Central, Room 202  
300 Nicollet Mall  
Minneapolis, MN 55415

## I. Call to Order and Introductions

Board Chair Nick Cichowicz called the Board meeting to order at 5:33 p.m.

Other Board members in attendance were:

Kevin Frazell  
Pamela McCrea, Treasurer  
Carletta Sweet, Secretary  
Joe Tamburino, Vice Chair

Board members Dan Collison and Laurie Jones were absent.

Staff members Christie Rock Hantge and Joan Bennett were also present.

Guests in attendance included:

Kathleen Boe, Minneapolis Riverfront Partnership  
Laura Boyd, Alcohol Compliance Services  
Brock Dombrovski, Minnesota Nice TV  
Jon Fletcher, Lennar Multifamily Living  
Kate Grutzmacher, FirstService Residential  
Brenda Hoppe, Minneapolis Skyway Commons Pocket Park  
Thana Hussein, University of Minnesota Wearable Technology Lab  
Daniel Jacobson, La Rive Condominiums  
Jason Merritt, Ling and Louie's Asian Bar and Grill  
Travis Nordgaard, The River Towers  
Amy Sweasey, Metropolitan Lofts  
Doug Verdier, RiverWest Condominium  
Diane Walsh, Bridgewater Lofts  
Conrad Zbikowski, The River Towers  
Mary Zbikowski, Stonebridge Lofts

## II. Consideration of the Agenda

*Sweet moved and Frazell seconded a motion to approve the June 20, 2016 Board meeting agenda. Cichowicz called for discussion. The motion passed.*

## III. Consideration of the Consent Agenda

*Sweet moved and Tamburino seconded a motion to approve the Consent Agenda that included the Board meeting minutes from May 16, 2016; the Finance Coordinator's staff report for May 2016 (Invoice 017); and the Outreach and Programming Coordinator's staff report for May 2016 (Invoice 017). Cichowicz called for discussion. The motion passed.*

#### IV. Financial Report

The following two items required action by the Board:

##### A. F2016 Budget vs. Actual as of May 2016

*Frazell moved and McCrea seconded a motion to receive and file the May financial report. Cichowicz called for discussion. The motion passed.*

##### B. Request for Outreach Booth at Open Streets

Outreach and Programming Coordinator Joan Bennett advised this year's Open Streets Minneapolis in Downtown (<http://www.openstreetsmpls.org/>) will take place on Sunday, July 10th and expressed an interest in having DMNA's presence again with an information booth and if an activity is included the fee is reduced by \$50. The total cost for the event she is requesting is \$300: \$50 registration fee; \$50 for activity supplies; \$50 for printing; and \$150 for volunteer T-Shirts. After responding to questions about the event, what the DMNA did last year (i.e., \$5,000 sponsorship, ~\$2,000 programming fee) and results,

*Sweet moved and Frazell seconded a motion to expend the \$300 for the OSM event in downtown. Cichowicz called for discussion. The motion passed.*

As part of her role as the O&P Coordinator, Bennett will seek volunteers from the community as well as the Board to staff the booth.

#### V. Candidates for Vacant Board Seat

Cichowicz explained a Board seat became available when Matt McNeill moved out of town this past spring. Given the recent exchange of emails about the process for filling the seat - e.g., submission of an application by a date certain, only Board members would vote, the highest vote getter wins, if a tie have a runoff - Cichowicz sought Board agreement before proceeding.

After no objections were given, the following five candidates present were given the opportunity to introduce themselves, provide a brief bio, and explain why they wish to join the Board (for more detailed information, visit the DMNA's website):

- *Brock Dombrowski*. He is 37 years old and has a couple college degrees, one of which is in criminal justice. Currently holds a real estate license for the state of Minnesota. Recently moved back here from Los Angeles in September 2015 to help facilitate the state moving forward and build careers for millennials. Has a television program on the CW network, the intent of which is to spotlight Minnesota businesses. Lives in Loring Park, but working in downtown with the Mayor and Shea Design on building a piece of infrastructure that has been missing in the entertainment sector; hopes by 2020 everything will be operational and bring jobs and excitement to Minneapolis. Due to confidentiality issues, he preferred not to reveal the details of the project at this time.
- *Kate Grutzmacher*. She works for FirstService Residential that manages several of the condominium associations in Downtown West and Downtown East. Her role is twofold: management of a small portfolio of HOA within the Mill District and directly across the river; and run the sales and marketing department. She's invested in the

work of the DMNA because FS serves many of its clients who live in the neighborhood, and she's devoted to improving the quality of life, e.g., worked with the DMNA on the rehabilitation of the North Star Blanket sign in the Mill District.

- *Travis Nordgaard*. He has been living and working in downtown since he graduated Carlton College a few years ago. Originally from a South Dakota rural community, living in downtown Minneapolis is a nice change of pace. His first job here after graduation was at Piper Jaffrey and he lived at Symphony Place. Six months ago he joined Lennar Multifamily Living and is now living at The Towers. Downtown is his home and neighborhood where he works and recreates. As he transitions from an unruly college kid to an old working stiff, he'd like a chance to give back to this community and the DMNA's platform is a phenomenal way in which to do so.
- *Diane Walsh*. For her professional experience, she referenced the application submitted and concentrated on why she's interested in joining the Board. Her first contact with Minneapolis was in 1990 when she was made a partner in a law firm. In 1995 she and her husband moved downtown and they haven't looked back since. Over the past 20 years, she has witnessed the many changes that have occurred in the downtown core's institutions and adjacent neighborhoods, and the revitalization in the Minneapolis skyline, parking lots and riverfront. She understands the importance of neighborhoods within the larger community and appreciates the DMNA's mission. She wants to help continue the revitalization of the downtown, and facilitate positive communication with residents.
- *Conrad Zbikowski*. He is a native Minneapolitan and currently lives in Downtown West. As a person under 30, he represents the interests of transit commuters and young professionals who live and work downtown; he takes the Green Line every day so public access to transit is important to him. He served on the former DMNA Livability Committee where he advocated for the police substation in Downtown East. He currently serves on the DMNA Land Use Committee where he helped advocate to preserve parking near Gold Medal Park, and there's going to be a new protected bike lane on 11th Avenue. He also has 6 years of communication experience and would like to put it to work for his neighborhood association.

Thereafter, Rock Hantge distributed ballots to Board members, collected and counted them. After tabulating, she announced that Travis Nordgaard received the highest vote count. Congratulations to him!

*Frazell moved and Sweet seconded a motion for Travis Nordgaard to serve the remaining term of the seat vacated by Matt McNeill. Cichowicz called for discussion. The motion passed.*

## **VI. Public Comment**

Cichowicz opened the floor for public comment, but none was given.

## **VII. Third Ward Update**

Council Member Jacob Frey reported on the following:

- *Nicollet Mall Project* (<http://www.nicolletmallproject.com/>) is pivoting from the utilities work to the deconstructing and rebuilding of streets and sidewalks. What we'll see soon that is not yet released to the public is a series of design etchings that will be on the concrete pavers.
- *The Commons* (<http://www.commonsmpls.com/>) is coming along and the basic park is expected to be completed by mid July.
- *Block 1 Development*. After a couple years of setbacks, Ryan Companies is now able to move ahead with an updated development proposal for Block 1 above the parking ramp it built for the Minnesota Sports Facilities Authority at 728 South 4th Street with skyway access to U.S. Bank Stadium. He hasn't seen any design plans but it is suppose to be an office tower.
- *205 Park Avenue South RFP process*. Two proposals have been received: Sherman Associates' market rate apartment project that includes four owner-occupied townhomes; and Grand Real Estate Advisors' owner-occupied condominium project that has an affordability component. He is impressed with both but would like to have seen more responses. After describing the design features for each, he responded to questions from the Board. City staff comprised of members from Public Works, Finance, etc., will conduct an internal review of the proposals and submit its recommendation to the City Council which will ultimately select a developer and authorize the sale of the property and redevelopment terms.

#### VIII. Next Steps for Facilitating Feedback on 205 Park Avenue South Proposals

After a brief discussion, the Board decided to host a community forum on July 12th, at Open Book to preview and receive community feedback on the two proposals CM Frey just described. McCrea expressed concern about miscommunication amongst residents regarding the police substation mentioned in the Sherman Associates proposal. The proposal provides space, but does not identify a source of funding for the ongoing operations of the station.

#### IX. Community Development Update

**A. Minneapolis Riverfront Partnership.** MRP Executive Director Kathleen Boe introduced herself and thanked the Board for its generous contribution of \$5,000 in 2015. She is aware the DMNA's funding process has changed since then, but she is working with Rock Hantge on how to pursue funds again this year.

Boe explained the MRP's three major roles are to: (1) inform others about riverfront revitalization so that they have the information they need to make good decisions; (2) engage the public in riverfront revitalization through various means of placemaking; and (3) accelerate riverfront revitalization efforts by coalescing community partners around key areas of priority along the riverfront. Then she distributed a handout of the Riverfront Vitality Project's latest findings on:

- Riverfront Access. Parkland and public land versus private ownership
- Economic Health. Public and private investment in the Upper and Central Riverfront
- Community Engagement. Park usage, preservation and safety
- National Resources. Quality of air, water and land

She also described MRP's plans in the Upper River as it is the next frontier for riverfront development and will impact what they do in the Central Riverfront, i.e.: protected bike lane on Marshall Street NE; Great Northern Greenway along 26th Avenue; Upper Harbor Terminal redevelopment.

For more information about the MRP, the Riverfront Vitality Project and projects, visit <http://www.minneapolisriverfront.org/>.

- B. Skyway Commons Pocket Park Proposal.** Brenda Hoppe, Chair of the Midwest Skateboard Alliance (<http://www.midwestskateboard.com/>) and Friends of the Skyway Commons Pocket Park (<http://friendsoftheskywaycommons.weebly.com/>) introduced herself and Thana Hussein from the U of MN. Hoppe noted she spoke with Joan Bennett and Randy Manthey some time ago when this project was first formulated; she is now ready to come with a concrete ask.

This project came about because they were looking for a place downtown to advocate for a skateboard park to be built. They had hoped to piggyback onto what was going at the Commons and approached the Minneapolis Downtown Improvement District which directed them to the vacant lot at 2nd Avenue North and North 4th Street because it is one of the areas downtown getting the most police calls. It is also strategically placed with exits ramps leading into downtown, two parking ramps, adjacent to Target Center and Target Field, and at the cusp of the Hennepin Avenue theater district. Furthermore, the DID informed them that local businesses were interested in a skateboard park be located elsewhere other than on or near their properties.

For a number of reasons, this seemed an ideal location for a skateboard park. DID helped the Friends group get in touch with others who were interested in this parcel, one being Damon Farber Landscape Architects which had already mocked up some visions for it, and together they got in touch with a Minneapolis skateboard park architect, Mark Leski, who has a national reputation for his work.

Through this collaboration, the support from the Warehouse District Business Association, YMCA, MPD 1st Precinct and the MPRB, the vision went from just a skate park to an innovative, multi-use pocket park with garden areas, terraced seating, programming space, interactive art, and a dog run.

This is considered somewhat of a maverick park; the MPRB doesn't have a history of programming small parcels and it is owned by MnDOT. However, MnDOT is amenable to the idea of turning over the land at a minimal amount, but there is no precedence in place for the community coming in and taking over. It has been described as a potential first pearl for a string of pearls of green space in downtown.

Throughout the many discussions held, they have also received advice from Green Minneapolis Executive Director Wyn Rockwell. Others who have expressed an interest in supporting the project include Mayo Clinic Square and the Minnesota Ballpark Authority and beginning to feel they're getting more attention than they bargained for.

The Friends group is seeking a letter of support from the DMNA for the concept plan. Downtown Minneapolis and the Downtown West neighborhood in particular have some of the most visited destinations in the region. However, for people who live and work in the

area an essential feature is lacking, i.e., recreational green space. While proximity to sports and concert venues, shopping and good food are all significant draws to the Downtown West area, residents and workers lack options for safe, peaceful places where adults, children and pets can recreate, relax, and take respite from the bustle of the city. Friends is seeking a fiscal agent to help with fundraising efforts. They do not have 501(c)(3) status, but may ask the DMNA to be the fiscal agent at a future date.

After Hoppe entertained questions regarding the total cost of park construction, park ownership, and who would be responsible for ongoing maintenance costs after the park opens,

*Sweet moved and Frazell seconded a motion to provide a letter of support to the Friends of the Skyway Commons Pocket Park for the proposed park to be located at 2nd Avenue North and North 4th Street. Cichowicz called for discussion. The motion passed.*

## **X. Business Licensing Presentation**

Laura Boyd from Alcohol Compliance Services introduced Jason Merritt from Ling and Louie's. Together they presented the Class B liquor license application request to the Board.

Merritt provided background on his experience operating other bar/restaurants, including Kona Grill and Rojo Mexican Grill. He is seeking a Class B liquor license to add live entertainment at Ling and Louie's because many of his guests leave after dinner/meal time and gravitate to other local venues that offer live entertainment. In an effort to keep guests on-site, he is requesting a license class upgrade to offer some live entertainment.

Boyd explained that Ling and Louie's hopes to offer DJ services on the rooftop deck, typically on Thursday through Saturday nights (but also at other times for special events, occasions, private parties, etc.). A rooftop deck manager is always present during peak times, and they plan to add a minimum of one staff member dedicated to security at times of any live entertainment on the rooftop. Boyd noted that management, supervisory and security staff all have radio communication with the interior restaurant during peak times.

Boyd further explained that with a Class B liquor license, Ling and Louie's could offer DJ services in the basement and mezzanine levels, as well as an occasional live ensemble/band with typically no more than 4 members, and tables may be cleared for patron dancing if guests are interested in such. She concluded by stating there will be no live entertainment on/at the street level mall patio at the front of the restaurant.

*Tamburino moved and McCrea seconded a motion to approve Ling and Louie's Class B liquor license application. Cichowicz called for discussion. The motion passed.*

## **XI. Land Use Committee Report**

Frazell provided a summary of the June 7th LUC meeting where the following transportation and transit-related projects were presented:

- C-Line Bus Rapid Transit ([https://www.metrotransit.org/Data/Sites/1/media/about/improvements/c-line/recommended-plan/11-003-07-15\\_c\\_line\\_fact\\_sheet.pdf](https://www.metrotransit.org/Data/Sites/1/media/about/improvements/c-line/recommended-plan/11-003-07-15_c_line_fact_sheet.pdf));

- Draft Downtown Public Realm Framework (<http://www.ci.minneapolis.mn.us/cped/lrp/WCMS1P-134268>). Comments should be submitted by July 17th; and
- Re-stripping of Washington Avenue South between 5th Avenue and I-35W. Because currently neither Hennepin County or the City have any funds available to extend the County Road 52 project between Hennepin Avenue and 5th Avenue South (<http://www.hennepin.us/residents/transportation/washington-ave-mpls>), the Minneapolis Bicycle Coalition (<http://www.mplsbike.org/>) and others ([http://www.bikewaysforeveryone.org/washington\\_ave](http://www.bikewaysforeveryone.org/washington_ave)) have been pressing to have that section re-stripped for the interim, reduce three lanes to two in order to provide a dedicated area for biking between the driving lanes and parking lane adjacent to the curb.

Not action was required by the Board on any of these items. The next LUC meeting is July 5th, 6 p.m., at Open Book. Ryan Companies representatives will present their plan for the MSFA Parking Ramp Liner Parcel.

## **XII. Neighborhood Priorities Plan Discussion**

The Board discussed next steps to developing a Neighborhood Priorities Plan funds. Rock Hantge reviewed the source of the funds and advised the purpose for which is to support bricks and mortar / capital improvement types of projects, not for administrative or general operating expenses. She also provided some background regarding how previous DMNA Boards wanted to see the funds used; their vision was to extend the life of the NRP Phase II Plan, or to continue to implement existing NRP Phase II strategies.

Then Bennett and Rock Hantge reviewed their outreach and engagement plan to gain input from the community on how they would like to see the funds used. The Board discussed the engagement efforts that have already taken place over the last 12 to 18 months. Rock Hantge suggested the Board ultimately needs to decide whether to use the funds to support one or two larger projects, or to keep the money in the four priority strategies already identified: Arts, Culture and Education; Crime and Safety; Downtown Development; and Housing. The Board asked Rock Hantge to draft a plan that divides the funds into the four priority strategies, similar to the NRP Phase II Plan. She will present a draft of the plan at the August board meeting for discussion and feedback.

## **XIII. Miscellaneous Business**

**A. National Night Out.** No discussion was held.

**B. Annual Meeting.** The idea of hosting a candidates' forum was discussed. Then Frazell, Jones, McCrea and Tamburino were appointed to a subcommittee to work with staff to plan the meeting. The Depot and U.S. Bank Stadium have been identified as possible locations. Bennett will contact the Depot about available dates in October. Rock Hantge will follow up with her contact at U.S. Bank Stadium to see if that location is a possibility.

**C. Future of the Livability Committee.** This committee has folded into the work of the Board and Bennett has notified committee members on several occasions; however, she will send one more email thanking the committee members for their time and efforts. Agenda items that relate to livability issues will come directly to the Board.

- D. **Police Substation Planning Efforts.** Tamburino noted a few potential locations in Downtown East and described how the 2nd Precinct funds its substation. To move forward, there needs to be a meeting with the 1st Precinct Inspector.
- E. **Candidates Forum.** Discussed under the annual meeting.
- F. **Summer Board Meeting Schedule.** After discussion regarding the process for presenting the proposals for 205 Park Avenue to the public, the Board decided to meet on July 12th in conjunction with the next community forum on 205 Park Avenue, and on August 8th.
- G. **DMNA Day at the Mill City Farmers Market.** Bennett noted this is on August 27th. She will promote it via the email blasts.

**XIV. Downtown Partnerships Update**

For a complete listing of the organizations and committees the DMNA is engaged with, reference the Outreach and Collaboration Chart prepared by Sweet included in the June 20th Board materials on the DMNA’s website under Board Members Only.

**XV. Adjournment**

*Being no further business, Sweet moved and McCrea seconded a motion to adjourn the meeting. Cichowicz called for discussion. The meeting adjourned at 8:36 p.m.*

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary